



# CALIFORNIA STATE PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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## STATE PUBLIC WORKS BOARD

April 9, 2004

### MINUTES

#### **PRESENT:**

Mr. Bob Campbell, Chief Counsel, Department of Finance  
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation  
Mr. Barry Hemphill, Deputy Director, Telecommunications Division,  
Department of General Services  
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office  
Mr. Francisco Lujano, Director, Securities Management Division, State Treasurer's Office

#### **ADVISORY MEMBER:**

Director, Employment Development Department

#### **LEGISLATIVE ADVISORS:**

Assembly Member Darrell Steinberg  
Assembly Member Wilma Chan  
Assembly Member Fabian Nunez  
Senator Betty Karnette  
Senator Wesley Chesbro  
Senator Gilbert Cedillo

#### **STAFF PRESENT:**

Karen Finn, Administrative Secretary, State Public Works Board  
Kathryn Amann, Assistant Administrative Secretary, State Public Works Board  
Tamara Moss, Executive Secretary, State Public Works Board  
Deborah Cregger, Legal Counsel, State Public Works Board  
Debbie Dills, Budget Analyst, Department of Finance  
Brian Dewey, Budget Analyst, Department of Finance  
Jim Martone, Budget Analyst, Department of Finance

#### **SPEAKERS PRESENT**

None.

#### **OTHERS PRESENT:**

David Wrightsman, Department of Parks and Recreation  
Bruce Whitney, Department of Parks and Recreation  
Rob Kane, Department of Parks and Recreation  
Sabrina Winn, Department of General Services-RES/PSB  
Cynthia Spita, Department of Parks and Recreation  
Barbara Tanaka, State Treasurer's Office  
Darlene Maston, Department of Corrections  
Dale Clevenger, California Community Colleges  
Lan Hoang, Department of General Services-RES/PSB  
Chris Vance, State Treasurers Office

**CALL TO ORDER AND ROLL CALL:**

Mr. Campbell, Chairperson, Chief Counsel, Department of Finance at 10:00 am called the meeting to order. Ms. Finn, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES**

Ms. Finn stated that the minutes from the March 15, 2004 special would be held over until next months meeting for further review but that staff has reviewed the minutes from the March 12, 2004 meeting and believe them to accurately represent the actions of the Board and recommended approval.

**Hearing no objections, the minutes from the March 12, 2004 meeting were unanimously approved.**

**BOND ISSUES:**

Ms. Finn reported that there were four bond items.

Item #1, Department of Corrections, Richard J. Donovan Correctional Facility at Rock Mountain, Substance Abuse Program Modular Replacement. If approved this item will authorize the use of interim financing and the sale of lease revenue bonds.

Staff recommends approval and adoption of the resolution.

**A motion was made by Mr. Lujano and Second by Mr. Garcia to approve Bond Item #1.**

**Bond Item #1 was adopted by a 5-0 vote.**

Item #3, Department of Corrections, Ironwood State Prison, Blythe in Riverside County, Correctional Treatment Center, Phase II. If approved this item will authorize the use of interim and the future sale of lease revenue bonds.

Staff recommends approval and adoption of the resolution.

**A motion was made by Mr. Garcia and Second by Mr. Hemphill to approve Bond Item #2.**

**Bond Item #2 was adopted by a 5-0 vote.**

**CONSENT CALENDAR:**

Ms. Finn stated that staff was pulling Item #15, University of California San Diego, Satellite Utilities Plant at the request of the Department due to environmental issues and in summary, the revised consent calendar covers Items #3 through #14, #16 through #26 and proposes: sixteen requests to approve preliminary plans; two requests to recognize a scope change; three requests to authorize site selection; one request to authorize project cost reduction; two requests to approve the use of Inmate Day Labor; one request to recognize savings in the preliminary plan phase and one request to approve an augmentation in the working drawing phase.

There was one 20-day letter; Item #17, **Department of Parks and Recreation**, Hollister Hills State Vehicular Recreation Area, Scope change. A 20-day letter was sent to the Legislature on March 8, 2004 without comment.

Staff recommends approval of the Revised Consent Calendar Items #3 through #14, #16 through #26.

**A motion was made by Mr. Garcia and Second by Mr. Hemphill to adopt the Revised Consent Calendar and to approve Items #3 through #14, #16 through #26.**

**The consent calendar was adopted by a 3-0 vote.**

**ACTION ITEMS:**

Ms. Finn confirmed that there were no Action Items.

**OTHER BUSINESS:**

Ms. Finn stated that there was one item of other business; Item #28 to adopt a resolution appointing Bob Cark, Department of General Services, as Assistant Administrative Secretary to the State Public Works Board.

Staff recommends approval and adoption of the resolution.

**A motion was made by Mr. Hemphill and Second by Mr. Garcia to approve Item #28 adopting a resolution appointing Bob Clark as Assistant Administrative Secretary.**

**Item #28 was adopted by a 3-0 vote.**

**REPORTABLES:**

Ms. Finn indicated that there were four reportable items that Finance staff had approved under the authority delegated by the Board.

**NEXT MEETING:**

Ms. Finn noted that the next regularly scheduled meeting would be **Friday May 14, 2004** at 10:00 am at the State Capitol in Room 112.

Having no further business, the meeting was adjourned at 10:25 am.

## BOND ITEM

### BOND ITEM – 1

**DEPARTMENT OF CORRECTIONS (5240)**  
**RICHARD J. DONOVAN CORRECTIONAL FACILITY AT ROCK MOUNTAIN**  
**SAN DIEGO COUNTY**  
Substance Abuse Program Modular Replacement

*Authority: Chapter 379/02, Item 5240-301-0724(2), 61.11.008*  
*Chapter 157/03, Item 5240-301-0660(3), 61.11.008*

**a. Adopt a resolution to:**

1. Authorize the use of interim financing to be paid from the Public Building Construction Fund from the proceeds from the sale of the bond.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Leases between the Department of Corrections and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**TOTAL ESTIMATED PROJECT COSTS:** **\$2,074,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 1

Department of Corrections  
Richard J. Donovan Correctional Facility at Rock Mountain, San Diego County  
Substance Abuse Program Modular Replacement

#### Action Requested

**The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The project will provide the design and construction of a new single story substance abuse treatment building (Type II-FR construction, I-3 occupancy) that will meet the treatment needs for inmates involved in the program and provide a safe, productive work environment for contract and Office of Substance Abuse Program staff. The construction of the new substance abuse treatment building will provide office and program space for treatment of substance abuse. The building will be approximately 6,962 square feet to include meeting and small conference rooms, office for staff, space for counselor workstations, supply and file rooms, inmate clerical space, office equipment space, audio/video storage, toilet rooms for staff and inmates, janitor room, and mechanical/electrical rooms.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,343,000	total estimated project cost
\$290,000	project costs previously allocated: preliminary plans \$136,000; working drawings \$154,000
\$2,074,000	project costs to be allocated: project administration \$323,000; agency retained \$226,000; and construction \$1,525,000 (\$1,427,000 contract, \$98,000 contingency)
-\$30,000	savings: preliminary plan phase
\$9,000	augmentation: working drawing phase

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 17, 2002, and the waiting period for litigation expired on November 17, 2002, with no public comment.

#### Project Schedule:

**The project schedule is as follows:**

Complete Working Drawings:	November 2003
Complete Construction:	April 2005

#### Due Diligence:

Completed with no issues outstanding.

**Staff Recommendation: Adopt resolution.**

## **BOND ITEM**

### **BOND ITEM – 2**

**DEPARTMENT OF CORRECTIONS (5240)**  
**IRONWOOD STATE PRISON, BLYTHE, RIVERSIDE COUNTY**  
Correctional Treatment Center, Phase II

*Authority: Chapter 324/98, Item 5240-301-0001(43), 61.34.426*  
*Chapter 157/03, Item 5240-303-0660(1), 61.34.426*

**a. Adopt a resolution to:**

1. Authorize the use of interim financing to be paid from the Public Building Construction Fund from the proceeds from the sale of the bond.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**TOTAL ESTIMATED PROJECT COSTS:**

**\$3,801,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 2

Department of Corrections  
Ironwood State Prison, Blythe, Riverside County  
Correctional Treatment Center, Phase II

#### Action Requested

**The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project will primarily entail renovating the existing Health Care Facility to comply with current Correctional Treatment Center licensing requirements. The project also includes constructing an addition to the existing building for medical records management, and a freestanding building for medical supply storage along with an exercise yard.

#### Funding and Project Cost Verification

**This project is within cost.**

\$4,077,000      total project costs

\$276,000      project costs previously allocated: preliminary plans \$108,000; working drawings \$168,000

\$3,801,000      project costs to be allocated: construction \$3,801,000 (contract \$2,716,000; contingency \$227,000; project administration \$511,000; agency retained \$347,000)

#### CEQA

CDC certifies that it has complied with the requirements of CEQA for this project. A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired on December 9, 1998, with no public comment.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: November 2005

#### Due Diligence

Due Diligence was completed on January 31, 2003.

**Staff Recommendation: Adopt resolution.**

## CONSENT ITEM

### CONSENT ITEM – 3

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**ANZA-BORREGO DESERT STATE PARK, SAN DIEGO COUNTY**  
Visitor Center Exhibits

*Authority: Chapter 379/02, Item 3790-301-0005(21)*  
*Chapter 157/03, Item 3790-301-0005(8)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 3

Department of Parks and Recreation  
Anza-Borrego Desert State Park, San Diego County  
Visitor Center Exhibits

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The project will develop, construct and install new museum exhibits and a state of the art, custom audio-visual program. The exhibit space includes 5,000 square feet inside the building and an outdoor interpretive garden. Due to the nature of the project, work will move directly from the preliminary plan phase to the construction phase, with the preliminary plans also serving as working drawings.

#### Funding and Cost Verification

**This project is within cost.**

\$1,501,000 total estimated project costs

\$367,000 project costs previously allocated: preliminary plans

\$1,134,000 project costs to be allocated: construction \$1,134,000 (\$1,073,000 contract, \$61,000 agency retained items) at CCCI 4019

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 11, 2004, and the waiting period expired on March 17, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: August 2005

#### Due Diligence Status

This project replaces exhibits in an existing building. Due diligence considerations are negligible.

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEM**

### **CONSENT ITEM – 4**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**MORRO BAY STATE PARK, SAN LUIS OBISPO COUNTY**  
Sewer System Improvements

*Authority: Chapter 157/03, Item 3790-301-6029(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 4

Department of Parks and Recreation  
Morro Bay State Park  
Sewer System Improvements

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will make improvements to the sewage collection system at Morro Bay State Park. This project consists of the replacement/relocation of two worn-out substandard sewage pump stations, associated equipment, and sewer lines. The new stations will include modern pumps, emergency holding capacity, failure/service telemetry, new electrical service and appropriate controls.

#### Funding and Cost Verification

**This project is within cost.**

\$1,106,000 total estimated project costs

\$98,000 project costs previously allocated: preliminary plans

\$1,008,000 project costs to be allocated: working drawings \$57,000, construction \$951,000 (\$783,000 contract, \$55,000 contingency, \$58,000 A&E costs, \$55,000 agency retained items) at CCCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on March 4, 2004, and the waiting period expired on April 3, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: August 2005

#### Due Diligence Status

Due diligence has not yet been completed but will be completed prior to bidding out the construction contract.

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## CONSENT ITEM

### CONSENT ITEM – 5

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**DOHENY STATE BEACH, ORANGE COUNTY**  
New Lifeguard Headquarters

*Authority: Chapter 157/03, Item 3790-301-6029(6)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 5

Department of Parks and Recreation  
Doheny State Beach  
New Lifeguard Headquarters

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will construct a new lifeguard headquarters and lifeguard tower. The lifeguard headquarters will include office space for lifeguards and lifeguard supervisors, first aid room, lifeguard tower, lifeguard locker room, conference room and a garage for lifeguard vehicles and personal watercraft used for rescue purposes. The new lifeguard headquarters will replace the existing facility and will aid in providing a safe environment at Doheny State Beach.

#### Funding and Cost Verification

**This project is within cost.**

\$1,293,000 total estimated project costs

\$107,000 project costs previously allocated: preliminary plans

\$1,186,000 project costs to be allocated: working drawings \$84,000, construction \$1,076,000 (\$909,000 contract, \$46,000 contingency, \$118,000 A&E costs \$3,000 agency retained items), and equipment \$26,000 at CCCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on February 13, 2004 and the waiting period expired on March 14, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: January 2006

#### Due Diligence Status

Due diligence has not been completed. However, due to the nature of the project, it is unlikely that unidentified title issues and/or other conditions that could affect the intended use of the facility exist because the majority of the work is for replacement of an existing infrastructure. Due diligence will be completed during the working drawings phase.

**Staff Recommendation: Approve preliminary plans and release of working drawing funds.**

## CONSENT ITEM

### CONSENT ITEM – 6

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**FORT ROSS STATE HISTORIC PARK, SONOMA COUNTY**  
Water System Improvements

*Authority: Chapter 157/03, Item 3790-301-6029(17)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 6

Department of Parks and Recreation  
Fort Ross State Historic Park  
Water System Improvements

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will provide a more reliable and safe water supply system for Fort Ross State Historic Park. In particular, the project will replace and modify the existing water treatment facilities to comply with current standards and operational needs, develop additional finished water storage capacity near the existing treatment plant, add automatic chemical treatment to the Fort Ross Creek Well, and rehabilitate the water line support structure at the Fort Ross Creek crossing.

#### Funding and Cost Verification

**This project is within cost.**

\$1,292,000 total estimated project costs

\$117,000 project costs previously allocated: preliminary plans

\$1,175,000 project costs to be allocated: working drawings \$103,000, construction \$1,072,000 (\$920,000 contract, \$65,000 contingency, \$61,000 A&E costs \$26,000 agency retained items) at CCCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on February 26, 2004, and the waiting period expired on March 27, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: August 2005

#### Due Diligence Status

Due diligence has not yet been completed but will be completed prior to bidding out the construction contract.

**Staff Recommendation: Approve preliminary plans and release working drawing funds.**

## CONSENT ITEM

### CONSENT ITEM – 7

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**HOLLISTER HILLS STATE VEHICULAR RECREATION AREA, SAN BENITO COUNTY**  
Hudner/Renz Public Use Facility

*Authority: Chapter 379/02, Item 3790-301-0263(1)*  
*Chapter 157/03, Item 3790-301-0263(4)*

**a. Approve scope change**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 7

Department of Parks and Recreation  
Hollister Hills State Vehicular Recreation Area, San Benito County  
Hudner/Renz Public Use Facility

#### Action Requested

**The requested action will approve a scope change for this project.**

#### Scope Description

**This project is not within scope.** This project will provide for the development of public use facilities of the Hudner/Renz property at Hollister Hills State Vehicular Recreation Area (SVRA). Specifically, this project will provide public use facilities necessary for the opening of the Hudner/Renz property at the Hollister Hills SVRA. The project as approved by the Legislature includes entrance development at the new Cienega Road/Bird Creek access point; vehicle staging and a 40-car graveled parking area with shade ramada, table and toilet; four picnic sites with tables, gravel areas and ramadas; development of off-highway vehicle (OHV) recreation trails; four camp facilities that include tables, fire rings, toilets, a gravel area and ramadas; four-wheel drive obstacle course facilities; sediment basins; perimeter and interior fencing; and tree planting to replace mature trees removed during construction of new facilities.

The State Public Works Board (PWB) approved preliminary plans for this project on May 6, 2003. However, during the working drawings phase, it has been determined that it is necessary to reduce the number of camping facilities and remove the four-wheel drive obstacle course from this project to comply with environmental regulations.

Phase II of the Federal Clean Water Act requires erosion control measures that prevent baseline sediment loads from increasing during storm runoff as a result of new construction. The DPR is requesting the elimination of two camp facilities because dust and soil movement from these campsites cannot be contained as required. Further, the topography of the four-wheel drive obstacle course, the amount of soil disturbance, and its close proximity to Bird Creek will not provide assurances that sediment can be contained prior to runoff entering the creek. Therefore, the DPR has requested the elimination the above project components to ensure compliance with the Clean Water Act. It is estimated that this change in scope will result in almost \$75,000 in project savings (5 percent total project). A scope change letter was sent to the Legislature on March 19, 2004 without comment.

#### Funding and Cost Verification

**This project is within cost.**

\$1,450,000 total authorized project costs

\$1,375,000 total estimated project cost

\$140,000 project costs previously allocated: preliminary plans \$50,000, working drawings \$90,000

\$1,235,000 project costs to be allocated: construction \$1,205,000 (\$1,084,000 contract, \$55,000 contingency, \$35,000 A&E costs \$31,000 agency retained items), and equipment \$30,000 at CCCI 4019

\$75,000 estimated savings

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on March 21, 2001 and the waiting period expired on April 20, 2001.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: February 2005

**Staff Recommendation: Approve scope change.**

## CONSENT ITEM

### CONSENT ITEM – 8

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
SINKYONE WILDERNESS STATE PARK, 3 V's VISTA RIDGE GROVE CORRIDOR  
HUMBOLDT AND MENDOCINO COUNTIES  
DPR A43501, DGS Parcel No. 10238

*Authority: Chapter 52/00, Item 3760-302-0005(2)*  
*Chapter 379/02, Item 3790-301-6029(6)*

**a. Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 8

Department of General Services  
Department of Parks and Recreation  
Sinkyone Wilderness State Park, 3-V's Vista Ridge Grove Corridor

#### Action Requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The property is 320 acres of timberland in an unincorporated wilderness area of Humboldt and Mendocino Counties with approximately 50% of its value in timber. It was acquired by the Northcoast Regional Land Trust (NRLT) pursuant to a grant agreement with the State Coastal Conservancy (SCC) that provides for the NRLT to transfer its interest in the property to a public entity provided the public agency agrees to hold, manage and operate the interest for purposes of resource enhancement, public access and open space preservation. This action will authorize site selection of approximately 320 acres adjoining Sinkyone Wilderness State Park.

#### Funding and Cost Verification

**This project is within cost.** The property NRLT acquired the property with a \$1,231,250 grant from SCC. The Sanctuary Forest contributed \$154,230 toward the acquisition project including administrative costs, appraisals, title reports, environmental assessments, escrow and closing. The only additional costs for the state to acquire the property pursuant to the grant agreement are staff costs that can be reimbursed from the funds available and in accordance with Legislative intent from Chapter 379/02, Item 3790-301-6029(6) provides \$40,000,000.

#### Project Schedule

**The project schedule is as follows:**

The anticipated acquisition is June 2004.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Sinkyone Wilderness Park in Mendocino County on October 31, 2003. The Department of Parks and Recreation acquisition consists of an approximately 320 acres that would expand the wilderness park.

The property consists of moderate to steep sections of second-growth redwood forest and typical North Coast plant communities. It is accessible from a county road over unpaved forest roads. The property has been logged, but is recovering to a valuable second-growth condition. Some logging roads have been restored; the ones that need to remain to provide access to other private parcels are in good condition. The property has no remarkable improvements, non-forest debris, or conditions of concern. Given the open space setting and condition of this property, ESS staff determined a formal preliminary site assessment was not warranted for this acquisition. The property will provide a logical expansion of the wilderness area since it is at the upper end of the local watershed.

Other:

- The property is vacant and unimproved and there is no relocation assistance involved with this project.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- DPR estimates the need for 4 PY and ongoing costs of \$409,000 for personal services and operating expenses to provide for public safety, a minimum level of public access, resource protection and maintenance. In addition, DPR further estimates one-time costs of \$150,000 for initial road evaluation and stabilization, minimal baseline resource studies, minimal boundary survey, and purchase of equipment. A budget change proposal to address the above will be submitted through the normal budget process. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR may provide for limited resource protection.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 9

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
MONTANA DE ORO STATE PARK, LOS OSOS DUNES & WETLANDS  
SAN LUIS OBISPO COUNTY  
DPR Parcel Number A46401, DGS Parcel Number 10216

*Authority: Chapter 379/02, Item 3790-301-6029(6)*

**a. Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 9

Department of General Services  
Department of Parks and Recreation  
Montana de Oro State Park, Los Osos Dunes & Wetlands

#### Action Requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The Legislature included an appropriation to the Department of Parks and Recreation (DPR) from Proposition 40: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize site selection of fee simple interest of an approximately 41.22-acre parcel of land and a nearby 1-acre site well site parcel, both contiguous to the Montana De Oro State Park, Morro Dunes Natural Preserve.

#### Funding and Cost Verification

**This project is within cost.** Grants from the State Coastal Conservancy and Wildlife Conservation Board (possibly including a subgrant from the United States Fish and Wildlife Service) will supplement the approved appropriation from DPR. Of the \$3,300,000 purchase price, the Coastal Conservancy is providing \$1,250,000, the Wildlife Conservation Board is providing \$1,550,000 and the Department of Parks and Recreation is providing \$500,000. Chapter 379/02, Item 3790-301-6029(6) provides funding for this acquisition in fee simple interest and associated overhead for the real property. The property can be acquired with the remaining funds and in accordance with Legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 18, 2003, and the waiting period expired on December 23, 2003.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is June 2004.

#### Condition of Property

Department of General Services (DGS), Environmental Services Staff (ESS) conducted a site visit to the Los Osos Dunes and Wetlands property on November 3, 2003. Located within 1/4-mile west of Pecho Road, the property consists of two parcels comprised of a 41.2-acre parcel (APN 074-022-061) known as the "hotel site" and a nearby 1-acre parcel (APN 074-022-060) known as the "well site." A 20-foot wide easement allows road access and water lines between the two parcels (Coastal Conservancy Staff Recommendation, October 23, 2003). The parcels are undeveloped, vacant coastal land.

During World War II, the immediate area near the "hotel site" was located within the U.S. Army "Baywood Park Training Area" and was used for live-ammunition exercises. During the 1950s and later, several sweeps and clean up exercises were conducted to locate and remove shell fragments and unexploded ordnance (UXO). Additional UXO investigations were conducted

from 1994 through 1998, including soil sampling on what is now state park land. Today, it is not known if any UXOs exist on the subject property. For that reason, it is recommended that a Phase I Environmental Site Assessment be performed. In addition to the standard Phase I ESA protocol, emphasis should also be placed on determining the hazardous nature, if any, resulting from the presence of UXOs on the acquisition parcels. No other potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit.

Other:

- The purchase price does not exceed estimated fair market value as determined by DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
  - The property is vacant and unimproved and no relocation assistance is involved with this project.
  - Minerals were reserved by third parties together with the right to enter the property and prospect, drill or explore for oil, mineral, petroleum or other hydrocarbons and maintain any and all necessary derricks, pumps, pipelines, roads or other structures. Prior to acquisition, DPR will research and report on the likelihood the third party would exercise its mineral rights and the potential impact to the state's use of the property.
  - DPR estimates the need for 1 PY and ongoing costs of \$34,000 for personal services, resource protection, and maintenance. In addition, DPR further estimates one-time costs of \$23,000 for fencing, gates, signage, erosion control, and exotics infestations. A budget change proposal to address the above will be submitted through the normal budget process. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR will provide for limited resource protection.

**Staff Recommendation: Authorize site selection .**

## CONSENT ITEM

### CONSENT ITEM – 10

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**EASTSHORE STATE PARK, ALAMEDA AND CONTRA COSTA COUNTIES**  
Planning and Public Park Improvements

*Authority: Chapter 52/00, Item 3790-302-0005(16)*  
*Chapter 157/03, Item 3790-490*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 10

Department of Parks and Recreation  
Eastshore State Park, Alameda and Contra Costa Counties  
Planning and Public Park Improvements

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project includes the completion of the planning process, design services and the construction of public park improvements in the East Bay Shoreline. The scope for this project was more specifically defined by the PWB on June 13, 2003. This action specified that the initial development project will occur in the Berkeley Meadow and Brickyard Upland areas of the park, and will include wetland habitat protection and enhancement, trail development, modular office for park staff operations, and necessary associated utility work.

#### Funding and Cost Verification

**This project is within cost.** Estimated contract and contingency savings of \$40,000 are being used to offset an increase in the A&E portion of the construction budget. The DPR has not justified this increase. Therefore, it is recommended that these savings be withheld until satisfactory justification has been provided.

\$2,600,000 total estimated project costs

\$1,274,000 project costs previously allocated: studies \$902,000; preliminary plans \$372,000

\$1,286,000 project costs to be allocated: working drawings \$125,000, and construction \$1,201,000 (\$941,000 contract, \$47,000 contingency, \$96,000 A&E costs \$77,000 agency retained items) at CCCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on February 2, 2004 and the waiting period expired on March 3, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: September 2006

#### Due Diligence Status

Due diligence has not yet been completed but will be completed prior to bidding out the construction contract.

**Staff Recommendation: Approve preliminary plans and release working drawing funds.**

## CONSENT ITEM

### CONSENT ITEM – 11

**DEPARTMENT OF CORRECTIONS (5240)  
RICHARD J. DONOVAN CORRECTIONAL FACILITY AT ROCK MOUNTAIN  
SAN DIEGO COUNTY**

Substance Abuse Program Modular Replacement

*Authority: Chapter 379/02, Item 5240-301-0724(2), 61.11.008  
Chapter 157/03, Item 5240-301-0660(3), 61.11.008*

- a. Approve use of Inmate Day Labor**
- b. Recognize savings in preliminary plan phase** **\$30,000**
- c. Augmentation of working drawing phase** **\$9,000**  
**(5.84 percent working drawing phase)**  
**(0.38 percent total project)**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 11

Department of Corrections

Richard J. Donovan Correctional Facility at Rock Mountain, San Diego County  
Substance Abuse Program Modular Replacement

#### Action Requested

The requested action will provide approval to utilize Inmate Day Labor (IDL) resources pursuant to Public Contracts Code Section 10103.5 to complete the construction phase, recognize a savings in the preliminary plan phase, and augment the working drawing phase to complete the working drawings.

#### Scope Description

**This project is within scope.** The project will provide the design and construction of a new single story substance abuse treatment building (Type II-FR construction, I-3 occupancy) that will meet the treatment needs for inmates involved in the program and provide a safe, productive work environment for contract and Office of Substance Abuse Program staff. The construction of the new substance abuse treatment building will provide office and program space for treatment of substance abuse. The building will be approximately 6,962 square feet to include meeting and small conference rooms, office for staff, space for counselor workstations, supply and file rooms, inmate clerical space, office equipment space, audio/video storage, toilet rooms for staff and inmates, janitor room, and mechanical/electrical rooms.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,343,000	total estimated project cost
\$290,000	project costs previously allocated: preliminary plans \$136,000; working drawings \$154,000
\$2,074,000	project costs to be allocated: project administration \$323,000; agency retained \$226,000; and construction \$1,525,000 (\$1,427,000 contract, \$98,000 contingency)
-\$30,000	savings: preliminary plan phase
\$9,000	augmentation: working drawing phase

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 17, 2002, and the waiting period for litigation expired on November 17, 2002, with no public comment.

#### Project Schedule:

**The project schedule is as follows:**

Complete Working Drawings	November 2003
Complete Construction	April 2005

Due Diligence:

Completed with no issues outstanding.

**Staff Recommendation:** Approval to utilize Inmate Day Labor resources to complete the construction phase, recognize a savings in the preliminary plan phase, and augment the working drawing phase to complete the working drawings.

## CONSENT ITEM

### CONSENT ITEM – 12

**DEPARTMENT OF CORRECTIONS (5240)**  
**IRONWOOD STATE PRISON, BLYTHE, RIVERSIDE COUNTY**  
Correctional Treatment Center, Phase II

*Authority: Chapter 324/98, Item 5240-301-0001(43), 61.34.426*  
*Chapter 157/03, Item 5240-303-0660(1), 61.34.426*

**a. Approve use of Inmate Day Labor**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 12

Department of Corrections  
Ironwood State Prison, Blythe, Riverside County  
Correctional Treatment Center, Phase II

#### Action Requested

**The requested action will approve the use of Inmate Day Labor resources pursuant to Public Contract Code Section 10103.5 to complete the construction phase.**

#### Scope Description

**This project is within scope.** This project primarily entails renovating the existing Health Care Facility to comply with current Correctional Treatment Center licensing requirements. The project also includes constructing an addition to the existing building for medical records management, and a freestanding building for medical supply storage along with an exercise yard.

#### Funding and Project Cost Verification

**This project is within cost.** The estimate prepared by the Department of General Services for the construction phase was \$4,298,000. This cost estimate was \$497,000 or 13.1 percent over the construction appropriation. The Department of Corrections estimates the use of Inmate Day Labor will keep the cost of construction within the construction appropriation.

\$4,077,000      total project costs

\$276,000      project costs previously allocated: preliminary plans \$108,000; working drawings \$168,000

\$3,801,000      project costs to be allocated: construction \$3,801,000 (contract \$2,716,000; contingency \$227,000; project administration \$511,000; agency retained \$347,000)

#### CEQA

CDC certifies that it has complied with the requirements of CEQA for this project. A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998 and the waiting period expired on December 9, 1998 with no public comment.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: November 2005

#### Due Diligence

Due Diligence was completed on January 31, 2003.

**Staff Recommendation: Approve the use of Inmate Day Labor.**

## CONSENT ITEM

### CONSENT ITEM – 13

**UNIVERSITY OF CALIFORNIA (6440)**  
**SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY**  
Alterations for Engineering, Phase 2

*Authority: Chapter 157/03, Item 6440-301-6028(21)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 13

University of California, Santa Cruz  
Alterations for Engineering, Phase 2

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The Alterations for Engineering, Phase 2 project provides alterations to a portion of the second floor of the Baskin Engineering Building resulting in 5,404 assignable square feet (asf) of specialized laboratory space to meet the program needs of the Biomolecular Engineering and Electrical Engineering departments. The project will also improve the fire safety systems throughout the building and provide emergency power and a pre-action fire suppression system at the central computer system rooms.

#### Funding and Project Cost Verification

**This project is within cost.**

\$4,398,000 total estimated project costs

\$197,000 project costs previously allocated: preliminary plans -- \$197,000 (State funds)

\$4,201,000 project costs to be allocated: working drawings -- \$199,000 (State funds),  
construction -- \$4,002,000 (State funds)

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	November 2004
Complete construction:	September 2005

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 14

**UNIVERSITY OF CALIFORNIA (6440)**  
**SAN DIEGO CAMPUS, SAN DIEGO COUNTY**  
Mayer Hall Addition and Renovation

*Authority: Chapter 157/03, Item 6440-301-6028(16)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 14

University of California, San Diego  
Mayer Hall Addition and Renovation

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The Mayer Hall Addition and Renovation project will construct an addition of approximately 45,142 assignable square feet (asf) and renovate approximately 35,329 asf in the existing Mayer Hall to provide instructional and research labs with associated support spaces, faculty and administrative offices, conference room space, and specialized high bay space for the Department of Physics.

#### Funding and Project Cost Verification

**This project is within cost.**

\$41,285,000 total estimated project costs

\$1,750,000 project costs previously allocated: preliminary plans -- \$1,750,000 (State funds)

\$39,535,000 project costs to be allocated: working drawings -- \$1,809,000 (State funds), construction -- \$25,096,000 and \$11,630,000 (State funds), equipment -- \$441,000 (State funds) and \$559,000 (campus funds)

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	December 2004
Complete construction:	October 2007

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 15

**UNIVERSITY OF CALIFORNIA (6440)**  
**SAN DIEGO CAMPUS, SAN DIEGO COUNTY**  
Satellite Utilities Plant, Phase 1

*Authority: Chapter 157/03, Item 6440-301-6028(15)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 15

University of California, San Diego  
Satellite Utilities Plant, Phase 1

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The Satellite Utilities Plant, Phase 1 project will provide for the chilled water and emergency power needs in the in the West Campus area by installing one 2,000 ton electric chiller, two 1500 kW emergency generators, and associated equipment. The project will construct two small buildings to house this equipment and additional space for chillers and generators to be provided in a later project. Distribution piping and cabling, sized for the built-out capacity, will be provided to connect the equipment to the campus distribution grid.

#### Funding and Project Cost Verification

**This project is within cost.**

\$8,847,000      total estimated project costs

\$259,000      project costs previously allocated: preliminary plans -- \$259,000 (State funds)

\$8,588,000      project costs to be allocated: working drawings -- \$388,000 (State funds),  
construction -- \$8,200,000 (State funds)

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	September 2004
Complete construction:	March 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 16

**CALIFORNIA STATE UNIVERSITY (6610)**  
**MONTEREY BAY CAMPUS, MONTEREY BAY COUNTY**  
Library

*Authority: Chapter 379/02, Item 6610-302-6028(8.5)*  
*Chapter 33/02, Section 34, Item D, AB 16 Economic Stimulus Bill*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 16

California State University, Monterey Bay  
Library

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will design and construct the permanent Monterey Bay Campus library of 140,000 ASF/201,000 GSF for 8,300 FTES, which the campus expects to reach by 2012. The project will build space for library services, stacks, compact storage, audio-visual areas and reader stations. A portion of the space provided for open stacks will be used on a temporary basis to accommodate 1,060 FTE. Library space presently in building #12 will be vacated. The project costs include utility provisions for the site and also include the electrical cabling and the switchgear to provide capacity for near term projects. Donor funds in the amount of \$6,000,000 are provided for this project.

#### Funding and Cost Verification

**This project is within cost.**

\$60,160,000	total estimated project cost
\$54,160,000	previously approved project cost
\$6,000,000	additional funds provided from non-state sources
\$969,000	previously allocated funding: preliminary plans (\$969,000) at CCCI 4019.
\$55,283,000	to be allocated for: working drawings (\$1,252,000) and construction (\$54,031,000) at CCCI 4019.
\$3,908,000	future funding to be allocated: equipment (3,908,000) at CCCI 4019

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA. A Categorical Exemption was filed with the State Clearinghouse on August 19, 2003.

#### Due Diligence

The University will not proceed to the construction phase until the Department of General Services validates that the due diligence report on the site is complete.

#### Project Schedule

**The project schedule is as follows:**

Complete Preliminary Plans:	April 2004
Start Construction	June 2005
Complete construction:	June 2007

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 17

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**CALIFORNIA STATE UNIVERSITY (6610)**  
**CHANNEL ISLANDS REAL PROPERTY EXCHANGE PROJECT**  
**COUNTY OF VENTURA**  
Project No. CSU 002, DGS Parcel No. 10176

*Authority: Chapter 402/01(1)*

**a. Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 17

Department of General Services  
California State University  
Channel Islands Real Property Exchange Project

#### Action Requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The project authorizes the Trustees of the California State University (CSU) to exchange a portion of a 262-acre State-owned parcel maintained by the CSU, known as the "Lemon Orchard Parcel", for acquisition of a parcel that lies adjacent to the Channel Islands Campus and is bounded by Lewis Road on the northwest, California State University, Channel Islands, and the Camarosa Water District on the south, and farmlands on the northeast and east. This request will authorize site selection of an approximately 283-acre parcel of privately-owned, vacant land within the specified boundaries. A portion of the privately-owned land is needed for the planned Lewis Road expansion, the primary access to the campus.

#### Funding and Cost Verification

**This project is within cost.** Chapter 402, Statutes of 2001, Section 1 provides for the exchange of a portion of a State-owned parcel with the privately-owned parcel. The legislation provides that the exchange shall be for no less than fair market value for the Lemon Orchard Parcel and that compensation for the parcel may include land, or a combination of land and money.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow by December 2004.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on January 14, 2004. Of the 283-acre parcel to be acquired, approximately 15 acres consist of the Long Grade Valley Creek and Lagoon, with the balance of the acreage being row crop land. Approximately 11 acres of the 15 acres are encumbered by an open space easement reserved by the State. The property is surrounded by agricultural land. Noted during the site visit were above-ground tanks presumed to be associated with the farming operation. In addition there were several wells noted on the property. Due to the current and historical use of the subject property, as well as the adjacent lands, being used for agricultural purposes, there is the potential for the presence of pesticides and herbicides. An Environmental Site Assessment, Phase I Report and perhaps a Limited Phase II Report, should be conducted prior to the acquisition.

Other:

- The property value for the State parcel to be exchanged shall be at fair market value as determined by a DGS approved appraisal.
- The value of the privately-owned property to be acquired ("acquisition parcel") shall not exceed the fair market value as determined by a DGS approved appraisal.
- The CSU Board of Trustees approved acquisition of this property on March 17, 2004.
- CSU is not aware of any lawsuits pending concerning the acquisition property.
- The Property Acquisition Exchange Agreement will require delivery of title to the acquisition property free and clear of any mortgages or liens.
- The acquisition property is vacant and unimproved.
- There is no relocation assistance involved with this project.
  - The acquisition property was previously a portion of the Camarillo State Hospital which was sold as surplus property to the current owner who has been farming the land. The Channel Islands campus requires the acquisition property for future expansion including a new entrance road, play fields, parking, retention basin, settling pond and wetlands restoration project.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 18

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**LONG BEACH COMMUNITY COLLEGE DISTRICT**  
**LONG BEACH CITY COLLEGE, PACIFIC COAST CAMPUS, LOS ANGELES COUNTY**  
Industrial Technology Center, Manufacturing

*Authority: Chapter 157/03, Item 6870-301-6028(31)*

**a. Recognize scope change**

**b. Recognize project cost reduction** **\$97,000**  
**(1.1 percent of construction)**  
**(0.9 percent of project cost)**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 18

California Community Colleges  
Long Beach Community College District  
Long Beach City College, Pacific Coast Campus, Los Angeles County  
Industrial Technology Center, Manufacturing

#### Action Requested

**The requested action will recognize a scope and cost change for this project.**

#### Scope Description

**The project is not within scope.** The authorized scope of the project develops construction documents for a new instructional building of 22,119 assignable square feet (asf) with 20,483 asf of laboratories, 915 asf of office and 721 asf of library. The project includes facilities for welding technology, machine tool technology and a computer skills/study center. Two buildings and a portion of a third totaling 15,692 asf that currently provide these programs will be demolished as part of the project.

The District requests minor shifting of space within the building to better meet enrollment needs. In addition, the scope of the demolition work will no longer include the partial demolition of the alternative fuels building. Laboratory space contained in this building are used by the Auto Technology and Mechanical Technology programs, and replacement space for these programs is not contained in the new building. The project will demolish the Welding and Machine Tool buildings containing 14,304 asf and build a replacement building that will contain 22,118 total asf with 20,264 asf of laboratories, 902 asf of office, 725 asf of library research space and 227 asf of storage space for welding supplies. A 20-day letter was sent to the legislature on February 18, 2004 without comment.

#### Funding and Project Cost Verification

**This project is not within cost.** There is no additional cost to the project as a result of this relocation and space realignments, but the removal of the partial demolition of the Alternative Fuels Building reduces the need for future demolition funds by \$97,000.

\$ 10,595,000 total authorized project costs

\$10,498,000 total estimated project costs

\$344,000 state funds previously allocated: preliminary plans

\$10,154,000 state funds to be allocated: working drawings \$354,000, construction \$8,992,000 (\$8,119,000 contracts, \$411,000 contingency, \$462,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$808,000 at EPI 2564

\$97,000 cost savings to be recognized: Construction (\$97,000 contracts) at CCI 4019

#### CEQA

A Negative Declaration was filed with the State Clearinghouse on November 26, 2003 and the waiting period expired on December 26, 2003.

### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	August 2004
Approve working drawings:	January 2005
Complete construction:	August 2006

**Staff Recommendation: Recognize scope change and cost reduction.**

## CONSENT ITEM

### CONSENT ITEM – 19

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**ALLAN HANCOCK COMMUNITY COLLEGE DISTRICT**  
**ALLAN HANCOCK COLLEGE, SANTA BARBARA COUNTY**  
Science Health Occupations Complex

*Authority: Chapter 157/03, Item 6870-301-6028(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 19

California Community Colleges  
Allan Hancock Community College District  
Allan Hancock College, Santa Barbara County  
Science Health Occupations Complex

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** The authorized scope of the project develops the construction documents for a new science health occupations instructional building. The project also converts 3,779 asf into storage space and demolishes 10,562 asf of older lab spaces that cannot be renovated effectively. A minor rearrangement of project space occurred during development of the preliminary plans. The revised project will contain 32,310 total asf with 1,318 asf lecture, 26,029 asf lab, 3,377 asf office, and 1,586 asf other space. These minor space changes do not impact the scope or the instructional programming within the project.

#### Funding and Project Cost Verification

**The project is within cost.**

\$16,312,000 total authorized project costs

\$546,000 project costs previously allocated: preliminary plans

\$15,766,000 project costs to be allocated: working drawings \$563,000, construction \$14,320,000 (\$13,021,000 contracts, \$660,000 contingency, \$639,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$883,000 at EPI 2564

#### CEQA

A Categorical Exemption was filed with the State Clearinghouse on December 17, 2003 and the public notice period expired without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 2004

Complete construction: August 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 20

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**ALLAN HANCOCK COMMUNITY COLLEGE DISTRICT**  
**ALLAN HANCOCK COLLEGE, SANTA BARBARA COUNTY**  
Skills Center Replacement (Health & Safety)

*Authority: Chapter 157/03, Item 6870-301-6028(2.5)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 20

California Community Colleges  
Allan Hancock Community College District  
Allan Hancock College, Santa Barbara County  
Skills Center Replacement (Health & Safety)

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** The authorized scope of the project develops the construction documents for a building being designed to replace two instructional buildings identified as collapse hazards. The replacement building will total 13,372 asf and contain 5,485 asf of lecture, 4,320 asf of laboratory, 270 asf of faculty offices, 257 asf for assessment testing and 372 asf for meetings. Both buildings have been closed to the public and will be demolished.

#### Funding and Project Cost Verification

**The project is within cost.**

\$5,787,000 total authorized project costs

\$190,000 project costs previously allocated: preliminary plans

\$5,597,000 project costs to be allocated: working drawings \$196,000; construction \$4,901,000 (\$4,351,000 contracts, \$218,000 contingency, \$332,000 construction management, administration, testing and inspection) at CCCI 4019; and equipment \$500,000 at EPI 2564

#### CEQA

The District filed a categorical exemption to meet the CEQA requirements on January 22, 2003 and the waiting period expired on February 24, 2003.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2004

Complete construction: June 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 21

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**CONTRA COSTA COMMUNITY COLLEGE DISTRICT**  
**LOS MEDANOS COLLEGE, CONTRA COSTA COUNTY**  
Math, Science and Technology Building

*Authority: Chapter 157/03, Item 6870-301-6028(13)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 21

California Community Colleges  
Contra Costa Community College District  
Los Medanos College, Contra Costa County  
Math, Science and Technology Building

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project provides for the construction of new space providing 15,490 asf lecture, laboratory and faculty office spaces for the physical sciences, and 16,730 asf lecture, laboratory, and faculty office spaces for mathematics. The project also provides 3,360 asf of shared lecture/resource area, and a 960-asf audio/visual and distance learning lab.

#### Funding and Project Cost Verification

**This project is within cost.**

\$21,997,000 total estimated project costs

\$21,281,000 project costs to be allocated: working drawings \$1,192,000; construction \$18,168,000 (\$16,393,000 contracts, \$820,000 contingency, \$955,000 construction management, administration, testing and inspection) at CCCI 4019 and equipment \$1,921,000 at EI 2564

\$716,000 local funds previously allocated: \$716,000 preliminary plans

#### CEQA

A Notice of Completion was filed with the State Clearinghouse on February 26, 2004 and the waiting period expired on March 26, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2004  
Complete construction: May 2007

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 22

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**KERN COMMUNITY COLLEGE DISTRICT**  
**SOUTHWEST CENTER, KERN COUNTY**  
Modernization Phase I

*Authority: Chapter 157/03, Item 6870-301-6028(29)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 22

California Community Colleges  
Kern Community College District  
Southwest Center, Kern County  
Modernization Phase I

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project provides for 17,689 asf of renovation to the Main Building at this center. Preliminary plans design refinements have increased conference room, AV/TV, and data processing spaces, and decreased office, lab, lobby/reading, and storage spaces.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,991,000 total estimated project costs

\$2,636,000 project costs to be allocated: construction \$2,636,000 (\$2,281,000 contracts, \$165,000 contingency, \$190,000 construction management, administration, testing and inspection) at CCCI 4019

\$126,000 local funds previously allocated: \$126,000 preliminary plans

\$229,000 local funds to be allocated: \$126,000 working drawings; and \$103,000 construction (\$103,000 construction contracts)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 29, 2004 and the waiting period expired on March 4, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: June 2004

Complete construction: June 2005

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 23

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**MERCED COMMUNITY COLLEGE DISTRICT**  
**LOS BANOS CENTER, MERCED COUNTY**  
Site Development and Permanent Facilities

*Authority: Chapter 157/03, Item 6870-301-6028(45)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 23

California Community Colleges  
Merced Community College District  
Los Banos Center, Merced County  
Site Development and Permanent Facilities

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project provides for the site development and construction of a 13,023 asf building. Design refinements and minor space adjustments have reconfigured the building's spaces to better meet users' needs and improve circulation.

#### Funding and Project Cost Verification

**The project is within cost.**

\$10,968,000 total estimated project costs

\$590,000 state project costs previously allocated: preliminary plans \$590,000

\$10,378,000 state project costs to be allocated: working drawings \$442,000, construction \$8,957,000 (\$8,058,000 contracts, \$403,000 contingency, \$496,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$979,000 at EPI 2564

#### CEQA

An Environmental Impact Report was filed with the state clearinghouse on January 20, 2004 and the waiting period expired on March 4, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: January 2005

Complete construction: May 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 24

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**STATE CENTER COMMUNITY COLLEGE DISTRICT**  
**FRESNO CITY COLLEGE, FRESNO COUNTY**  
Applied Technology Modernization

*Authority: Chapter 157/03, Item 6870-301-6028(81)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 24

California Community Colleges  
State Center Community College District  
Fresno City College, Kern County  
Applied Technology Modernization

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project modernizes 93,518 asf in buildings #8-13. Building utility systems will be upgraded, and spaces will be redesigned to accommodate technology and program delivery.

#### Funding and Project Cost Verification

**The project is within cost.**

\$12,360,000 total estimated project costs

\$469,000 state project costs previously allocated: preliminary plans \$469,000

\$11,891,000 state project costs to be allocated: working drawings \$493,000, construction \$10,714,000 (\$9,473,000 contracts, \$663,000 contingency, \$578,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$684,000 at EPI 2564

#### CEQA

A Notice of Exemption for the project was filed with the state clearinghouse on November 25, 2003 and the waiting period expired on December 29, 2003.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: February 2005

Complete construction: March 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 25

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**WEST KERN COMMUNITY COLLEGE DISTRICT**  
**TAFT COLLEGE, KERN COUNTY**  
Child Development Center

*Authority: Chapter 157/03, Item 6870-301-6028(89)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 25

California Community Colleges  
West Kern Community College District  
Taft College, Kern County  
Child Development Center

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project provides for a new 6,719 assignable square feet (asf) Child Development Center, including 1,135 asf office space, 4,432 asf demonstration space, and 1,152 asf storage space. The project will replace the existing non-compliant Child Development relocatables with a planned facility that includes observation areas and child development instructional space.

#### Funding and Project Cost Verification

**The project is within cost.**

\$3,040,000 total estimated project costs

\$121,000 state project costs previously allocated: preliminary plans

\$2,798,000 state project costs to be allocated: working drawings \$100,000, construction \$2,581,000 (\$2,285,000 contracts, \$114,000 contingency, \$182,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$217,000 at EPI 2564

\$21,000 local project costs previously allocated: preliminary plans

\$5,000 local project costs to be allocated: working drawings

#### CEQA

A Notice of Exemption for the project was filed with the state clearinghouse on March 2, 2004 and the waiting period expired on April 5, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: September 2004

Complete construction: August 2005

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 26

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SANTA CLARITA COMMUNITY COLLEGE DISTRICT**  
**COLLEGE OF THE CANYONS, LOS ANGELES COUNTY**  
Classroom/High Tech Center Building

*Authority: Chapter 157/03, Item 6870-301-6028(69)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 26

California Community Colleges  
Santa Clarita Community College District  
College of the Canyons, Los Angeles County  
Classroom/High Tech Center

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project provides for a new 43,650 assignable square feet (asf) Classroom/High Technology Center, including 8,146 asf lecture space, 29,512 asf laboratory space, 1,139 asf faculty office space, and 4,853 asf audiovisual/television (av/tv) space. While the overall 43,650 asf for the project remains constant, preliminary plan design refinements have increased laboratory and office spaces, and decreased lecture and av/tv spaces by 401 asf, respectively.

#### Funding and Project Cost Verification

**The project is within cost.**

\$17,755,000 total estimated project costs

\$537,000 local project costs previously allocated: preliminary plans

\$8,340,000 local project costs to be allocated: working drawings \$584,000 and construction \$7,756,000

\$8,878,000 state project costs to be allocated: construction \$7,001,000 at CCI 4019 and equipment \$1,877,000 at EPI 2564

#### CEQA

A Notice of Determination for the project was filed with the state clearinghouse on August 29, 2002, and the waiting period expired on October 3, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 2004

Complete construction: March 2006

**Staff Recommendation: Approve preliminary plans.**

## **ACTION ITEM**

### **ACTION ITEM – 27**

**No Action Items.**

<b>ACTION ITEM</b>
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## **STAFF ANALYSIS – 27**

**No Action Items.**

## **OTHER BUSINESS**

### **ITEM – 28**

Approve a resolution to appoint Bob Clark as Assistant Administrative Secretary.

## **REPORTABLES**

To be presented at meeting.

Respectfully Submitted,

KAREN FINN  
Administrative Secretary